

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RM-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,771.15
Rear Yard Exp:		Maint. Fee:	448.52	For Tax Year:	2024
View:				P.I.D.:	014-239-809

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 178
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	CROSSROADS MANAGEMENT - 778-578-4445
Complex / Subdiv:	CHARTWELL GREEN
Services Connected:	Electricity,Water
Legal:	STRATA LOT 23 SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN NW3008 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub,Wheelchair Access,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Garage Door Opener,Refrigerator,Smoke Alarm,Vacuum - Roughed In,Vaulted Ceiling
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 12'11	Main	Patio	12'0 x 10'0
Main	Dining Room	8'4 x 12'11	Above	Bedroom	11'11 x 12'6
Main	Kitchen	9'2 x 7'9	Above	Bedroom	8'5 x 13'2
Main	Eating Area	9'2 x 7'9			
Main	Primary Bedroom	14'1 x 11'11			
Main	Walk-In Closet	7'3 x 6'3			
Main	Foyer	4'10 x 5'6			

Finished Floor (Main):	1,010 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	432 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,442 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	178			
Grand Total:	1,442 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to desirable CHARTWELL GREEN in Walnut Grove! Primary bedroom on main floor w/large walk in closet, big window & adjacent ensuite w/ fully renovated Walk in shower! This immaculate 55+ gated complex boasts resort like amenities including a huge Clubhouse & kitchen for events, Outdoor pool, Hot tub, Games room, Library, Putting Green & RV spaces. The spacious living room/dining room has fresh paint & vaulted ceiling, cozy gas fireplace & sliding glass doors to sunny private back patio. Bright East facing kitchen & eating area w/ ample cupboards. 2 more bedrooms/office upstairs w/ full bathroom. Single Garage & Second parking right in front. New HW tank, Built in Vac Ready. Easy access to Hwy 1, Shopping & restaurants. Pets ok w/ restrictions. OPEN HOUSE SAT 25th 1-3PM.